

007.0

0001

0007.B

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

701,500 / 701,500

USE VALUE:

701,500 / 701,500

ASSESSED:

701,500 / 701,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		NEWCOMB ST, ARLINGTON

OWNERSHIP

Owner 1:	ZHANG FRANNY YANGGU	Unit #:	B
Owner 2:			
Owner 3:			

Street 1: 40 NEWCOMB ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

PREVIOUS OWNER

Owner 1:	SULEJMAN WOJCIECH T& HEATHER M -
Owner 2:	-

Street 1: 40 NEWCOMB ST

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1915, having primarily Wood Shingle Exterior and 1766 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7086																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	697,600	3,900		701,500		195072
							GIS Ref
							GIS Ref
							Insp Date
							07/19/18

Total Card / Total Parcel

701,500 / 701,500

701,500 / 701,500

701,500 / 701,500



!663!

USER DEFINED

Prior Id # 1:	195072
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/29/21	18:50:07
mmcmakin	
663	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID		007.0-0001-0007.B	Date							
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	697,600	3900	.		701,500		Year end	12/23/2021
2021	102	FV	676,700	3900	.		680,600		Year End Roll	12/10/2020
2020	102	FV	666,200	3900	.		670,100	670,100	Year End Roll	12/18/2019
2019	102	FV	588,600	3900	.		592,500	592,500	Year End Roll	1/3/2019
2018	102	FV	519,300	3900	.		523,200	523,200	Year End Roll	12/20/2017
2017	102	FV	472,400	3900	.		476,300	476,300	Year End Roll	1/3/2017
2016	102	FV	472,400	3900	.		476,300	476,300	Year End	1/4/2016
2015	102	FV	435,700	3900	.		439,600	439,600	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SULEJMAN WOJCIE	73155-472	2	8/22/2019		710,000	No	No		
DIZIKES PETER J	59764-333		8/15/2012		456,000	No	No		
EGAN AUSTIN P	41612-558		12/15/2003		395,000	No	No		
GRAHAM-BROWN AL	30759-507		10/14/1999	Family	260,000	No	No		
HECK RICHARD	28562-215		5/11/1998			No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/26/2018	1605	Re-Roof	2,700	C					7/19/2018	Measured	DGM	D Mann
4/5/2001	181	Alterati	60,000	O		G4	GR FY04	ENLARGE BDRM-RENOV	11/24/2003	Fieldrev-Chg	BR	B Rossignol
									5/6/2000		197	PATRIOT

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

